

REXBURG, WEDNESDAY, JUNE 14TH, 2023, AT 10:00 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

FARMS, LLC, an Idaho Limited)	
Liability company,)	
)	
Plaintiff-Respondent-)	
Cross-Appellant)	
v.)	Docket No. 49633
)	
RALPH D. ISOM and PAULA ISOM,)	
a married couple,)	
)	
Defendants-Appellants-)	
Cross-Respondents.)	
)	

Appeal from the District Court of the Seventh Judicial District of the State of Idaho,
Bonneville County. Bruce L. Pickett, District Judge.

Johnson May, Boise, attorneys for Appellant.

Olsen Taggart PLLC, Idaho Falls, attorneys for Respondent.

This appeal centers on a district court's application of federal law to determine the statute of limitations for breach of contract during an automatic stay in bankruptcy. Ralph and Paula Isom (the Isoms) entered a deed in lieu of foreclosure agreement assigned to Farms, LLC. Following litigation unrelated to this appeal, the Isoms filed for Chapter 11 bankruptcy, which was later converted to Chapter 7. The Isoms were denied a discharge. Farms later filed a complaint against the Isoms, alleging three counts of breach of contract. Following a one-day trial, the district court awarded Farms a judgment of \$1,281,501.68 as to Count III—related to Farms' purchase of claims from third-party creditors in the Isom's bankruptcy, but concluded that Farms' remaining claims for breach as to failure to pay rent and the Isoms remaining on the property as holdover tenants were barred under the statute of limitations. The Isoms timely appealed, arguing that the district court erred in determining the applicable statute of limitations. Farms timely cross-appealed.